



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

---

DATE ISSUED: October 11, 2010

REPORT NO: 103

ATTENTION: Park and Recreation Board  
Agenda of October 21, 2010

SUBJECT: Sunroad Neighborhood Park – Approval of General Development Plan

### SUMMARY:

- Issue - 1. Should the Park and Recreation Board approve the proposed General Development Plan (GDP) for Sunroad Neighborhood Park?
- Issue - 2. Should the Park and Recreation Board approve the proposed park name change from Sunroad Neighborhood Park to Centrum Park.

Director's Recommendation - Approve the proposed General Development Plan and proposed name change.

Other Recommendations – The following groups have reviewed and approved the proposed GDP:

- Serra Mesa Recreation Council
- Community Parks 1 Area Committee
- Design Review Committee

Fiscal Impact – The proposed park is a developer built/turn-key project. On April 21, 2008 City Council approved a Park Development Agreement that outlines the park development and construction process. Since this is a population based park, the City will be responsible for maintenance activities. The Annual operation and maintenance cost for the new development is estimated at \$18,000. Funding for these costs will need to be budgeted in the Park and Recreation Department Operating Budget in Fiscal Year 2011, as approved by the Budget Appropriations Ordinance. The developer has the option of asking City Council to form a “Financing District” to supplement budgeted maintenance costs.

Water and Energy Conservation Status - The proposed GDP complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental Status – The City of San Diego, as a lead agency under CEQA, reviewed and approved The New Century Center Program Environmental Impact Report (LDR No. 99-2169, Addendum to EIR No. 96-0165, SCH No. 96031091)

## BACKGROUND

The proposed Sunroad Neighborhood Park will be located east of State Highway 163 between Spectrum Center Boulevard and Lightwave Avenue. The overall project site is two acres in size and located in the center of a future planned residential housing and business development. The park is proposed as an active park. As a part of the Park Development Agreement, a 1.42 acre soft surface exercise path will be built around the planned residential housing and business development.

The proposed improvements include: children's playground equipment with rubberized and sand play surfaces, decomposed granite walking path, paved pedestrian circulation paths, picnic tables, benches, barbeque grill, open turf area, entry monument sign, bicycle rack, dog clean up bag stations, lights, disabled access improvements, landscaping and irrigation.

## DISCUSSION

This project's community input process complies with City Council Policy 600-33: Community Notification and Input For City-Wide Park Development Projects. On September 8, 2010, the Serra Mesa Recreation Council reviewed the GDP and recommended approval of the design with the following input from the community:

- Install play ground equipment for different age groups
- Provide time limit for the street parking provided on the access roads
- Provide a drinking fountain with dog bowl

On October 6, 2010, the Community Parks 1 Area Committee voted unanimously to recommend approval of the proposed GDP.

On October 13, 2010 the Design Review Committee voted unanimously to recommend approval of the proposed GDP with the following recommendations:

- Widen the DG path located on the west side of the park to six feet.
- Relocate the trees around the playground area closer to picnic tables in the DG area
- Reduce the amount of the turf on the south end of the park such to locate the trees in mulch or shrub areas, and/or relocate the trees to the shrub area across the walk
- Utilize City Standard signs for directional signage.

- Relocate the drinking fountain closer to the picnic tables
- Evaluate the proposed storm water treatment system for cost and operational effectiveness.

City staff concur with the recommendations of the Recreation Council and DRC with the following exception and/or comment:

- Portions of the DG exercise path have already been constructed at a width of five feet, per the Park Development Agreement. The portion of the path on the west side of the park is bordered on one side by a concrete sidewalk and by turf on the other side. Staff recommends maintaining the proposed walkway at five feet in width.

Upon approval of the proposed GDP, the recommendations of the committees will be incorporated as directed by Park Board.

ALTERNATIVES:

1. Approve the proposed GDP with modifications.
2. Reject approval of the proposed GDP.
3. Reject approval of the name change to “Centrum Park”.

Respectfully submitted,

---

Darren Greenhalgh  
Deputy Director, Architectural Engineering  
and Parks Division

---

Prepared by: Elif E. Cetin  
Project Manager, Architectural  
Engineering and Parks Division

EEC/eec

Attachments: General Development Plan